

1 BILL NO. R-90-11-//

2 RESOLUTION NO. R -

66-90

3  
4 A RESOLUTION authorizing the submission  
5 of a Final Statement of Community  
6 Development Objectives and Projected Use  
7 of funds and the required certifications  
8 to the U.S. Department of Housing and  
Urban Development as required for the  
City of Fort Wayne to receive its 1991  
Community Development Block Grant  
entitlement.

9 WHEREAS, the City of Fort Wayne has a goal, the  
10 provision of a decent and viable living environment for all  
11 of its citizens; and

12 WHEREAS, the City of Fort Wayne has consistently  
13 committed itself to the elimination of blight and  
14 deterioration which is present within the community and the  
15 prevention of its further spread; and

16 WHEREAS, under the provisions of the Housing and  
17 Community Development Act of 1980, the City of Fort Wayne is  
18 entitled to receive annual grants through the Community  
19 Development Block Grant Program; and

20 WHEREAS, funding under this program must be used for  
21 the promotion of viable urban communities and the prevention  
22 or elimination of blight and deterioration, primarily for  
23 the benefit of low and moderate income people; and

24 WHEREAS, the City of Fort Wayne has developed a  
25 community development plan and program which is consistent  
26 with the City's overall strategy for preventing the further  
27 spread and elimination of blight and deterioration; and

28 WHEREAS, all necessary steps have been taken by the  
29 Mayor and the Division of Community and Economic Development  
30 to prepare the entitlement submission for 1991 (seventeenth  
31 year) Community Development Block Grant funding in  
32 conformance with the strategy and plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA;

SECTION 1. That the submission of a Final Statement

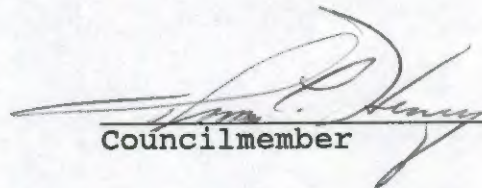


for 1991 (seventeenth year) entitlement funds and  
accompanying certifications be approved and forwarded to the  
U.S. Department of Housing and Urban Development under the  
signature of Mayor Paul Helmke.


SECTION 2. That Mayor Paul Helmke, in his capacity as  
Chief Executive Officer for the City of Fort Wayne, be  
authorized to act on behalf of the City in consummating  
contractual agreements pertaining to this grant and  
providing additional information and documentation pertinent  
thereto as required.

SECTION 3. That the Common Council, by its approval of  
this application, hereby reaffirms its intent to reduce and  
eliminate urban blight within the City of Fort Wayne.

SECTION 4. That this Resolution shall be in full force  
and effect from and after its passage and any and all  
necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
J. Timothy McCaulay, City Attorney

FOUR STAR BOND  
SOUTHWESTERN U.S.A.



Read the first time in full and on motion by Henry,  
seconded by Delano, and duly adopted, read the second time by  
title and referred to the Committee on Finance (and the  
City Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Common Council Conference Room 128, City-County  
Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day  
of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 11-13-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Guajardo,  
seconded by Bradbury, and duly adopted, placed on its passage.  
PASSED ~~LAST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>4</u>	<u>          </u>	<u>1</u>	<u>2</u>
BRADBURY	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
BURNS	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
EDMONDS	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
GIAQUINTA	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
HENRY	<u>          </u>	<u>          </u>	<u>          </u>	<u>✓</u>
LONG	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
REDD	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
SCHMIDT	<u>          </u>	<u>          </u>	<u>✓</u>	<u>          </u>
TALARICO	<u>          </u>	<u>          </u>	<u>          </u>	<u>✓</u>

DATED: 11-27-90

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION)            (APPROPRIATION)            (GENERAL)  
(SPECIAL)            (ZONING MAP)            ORDINANCE RESOLUTION NO. B-66-90  
on the 27th day of November, 1990

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Charles S. Reed  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 28th day of November, 1990,  
at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30th day of November,  
1990, at the hour of 8:45 o'clock P. M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR





## MEMORANDUM

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TO: City Council Members

FROM: Greg Purcell, Director, Community and Economic Development

DATE: November 13, 1990

SUBJECT: 1991 Community Development Block Grant Budget

### Background

As you know, each November the Mayor requests that City Council authorize him to submit Fort Wayne's Community Development Block Grant (CDBG) budget to the U.S. Department of Housing and Urban Development (HUD). The effect of this submission is to allow the city to receive an annual CDBG entitlement grant from HUD.

Last year, we had to cut the 1990 budget by \$236,000 after submission of the CDBG application because of a lower entitlement amount. To avoid making this type of cut after the budget is set, we have projected the 1991 entitlement with a 10% cut or a \$2 million entitlement. While we have taken this conservative approach on the budget, we may have a pleasant surprise in December since the Federal appropriation actually increased for the first time in many years. However, until we get official notification from HUD, we will submit the application and budget as shown in the attachment.

### Process

The Citizens Advisory Committee (CAC) has spent many hours during the late summer and fall evaluating 47 applications, totalling almost \$5 million. Applicants were given an opportunity to meet with the full CAC or with the appropriate subcommittee, and on-site visits were conducted for most applications.

This year the CAC was particularly concerned that the activities receiving CDBG funds have a direct relationship to improving the quality of life in Fort Wayne's low- and moderate-income neighborhoods. The CAC also sought to make its recommendations consistent with those of the Urban Land Institute (ULI), which examined south central Fort Wayne last May.



One of ULI's recommendations was to dramatically reduce the amount of CDBG money used for curb and sidewalk repairs, in order to increase the funds available for housing improvement activities. This recommendation was followed by the CAC, and is reflected in the attached budget.

We have made every effort to inform Council members of the planning process for allocating CDBG funds. On four occasions this summer, the CAC or Community and Economic Development staff invited Council members to participate in the evaluation and discussion of applications.

The chairman and subcommittee chairs of the CAC met with Mayor Helmke in October to present the CAC's recommendations. The Mayor accepted the CAC's recommendation with very few modifications. The 1991 budget, attached to this memorandum, represents both consensus and compromise on the part of all members of the CAC. I believe that it is a sound, responsible budget. The programs for which it provides funding will continue to improve the quality of life in Fort Wayne.

### Budget Highlights

#### 1. Targeted Housing Activities

ULI recommended that housing activities be concentrated in the south central area in order to more effectively improve housing conditions and property values in the area. The 1991 budget includes two city-operated programs which will be targeted to portions of the ULI study area (Emergency Repair and Acquisition), and increased funding for Project Renew, which operates within the ULI area. In addition, the city-operated Moderate Repair program will focus much of its work in the south central neighborhoods.

#### 2. Reduced Capital Improvement Funding

As mentioned above, the level of funding for the Neighborhood Strategy Area (NSA) Capital Improvement Program has been dramatically reduced from 1990. This is consistent with ULI's recommendations, but it also reflects the fact that 1991 will be the fourth year of the current NSA cycle, which is normally three years. Because we wanted to utilize ULI's recommendations in determining how to target CDBG funds in the future, we extended the existing NSA's for one year. The current NSA's were selected based upon a three-year commitment, so we believe that reducing the level of funding for the fourth year is appropriate. It should also be noted that various District Council Members have had an opportunity to address neighborhood capital improvement needs through the use of COIT funds.



3. East Wayne Street Center

This important part of the East Central neighborhood is in the midst of a capital campaign to renovate and expand its facilities. The renovation, which will be funded in part with CDBG funds, will allow the adult education programs to expand. The expansion, which will be funded entirely by private sources, will provide additional space for the Head Start program as well as a new daycare center. We view the East Wayne Street Center as an integral part of the city's efforts to reduce crime and enhance the quality of life in the East Central area.

4. Public Service Activities

The 1991 budget reflects lower expenditures for public service programs, as well as fewer agencies being funded. No "new" agencies will receive funds.

Recommendation

In order to allow for 1991 activities to begin operation on January 1, we recommend that Council authorize the Mayor to submit our 1991 budget to HUD and administer our 1991 CDBG program by passing the attached resolution.

GP/KG/gb

Attachment

CITY OF FORT WAYNE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
1991 BUDGET

	<u>1990</u> <u>Appropriation</u>	<u>1991</u> <u>Request</u>	<u>1991</u> <u>Appropriation</u>
<u>Housing</u>			
Homeownership	\$ 48,000	\$ 100,000	\$ 0
Mod Repair	229,874	1,000,000	682,000
Conservation Rehab	0	100,000	50,000
Rental Rehab Staff	55,000	55,000	55,000
Acquisition	50,000	225,000	100,000
Emergency Repair	0	300,000	75,000
Exterior Paint	30,000	30,000	30,000
Housing Receivership	0	0	0
Unsafe Bldg Demo	141,250	275,000	225,000
Project Renew	100,000	221,000	125,000
Youth Life Skills	45,000	45,000	45,000
Comm Home Repair	75,000	80,000	80,000
Nebraska Tool Bank	<u>5,000</u>	<u>0</u>	<u>0</u>
SUBTOTAL	\$ 779,124	\$2,431,000	\$1,467,000
<u>Historic Preservation</u>			
Baker Station	\$ 249,399	\$ 0	\$ 0
Historic Facade	0	60,000	0
Historic Rehab	<u>0</u>	<u>50,000</u>	<u>0</u>
SUBTOTAL	\$ 249,399	\$ 0	\$ 0
<u>Public Facilities</u>			
NSA Capital Impr	\$ 700,000	\$ 800,000	\$ 257,000
Neigh Comm Cap Impr	185,000	250,000	125,000
Enterprise Zone	100,000	150,000	50,000
Headwaters Acquis.	100,000	0	0
Inner City Beautif.	0	10,000	0
East Wayne Center	0	200,000	200,000
Anthony Wayne Services	0	46,100	0
ARC Expansion	0	150,000	0
Child Care/Allen Cnty	0	30,000	0
Neigh Street Trees	<u>15,000</u>	<u>20,000</u>	<u>15,000</u>
SUBTOTAL	\$1,100,000	\$1,656,100	\$ 647,000



Economic Development

Bond Guarantee	\$ 10,000	\$ 0	\$ 0
SUBTOTAL	\$ 10,000	\$ 0	\$ 0

Public Services

Assoc Churches F.B.	\$ 25,000	\$ 35,000	\$ 24,900
Benet Learning Ctr.	0	29,500	0
Boys & Girls Club	0	35,080	0
Client Advocacy	36,500	36,500	36,400
Comm Harvest F.B.	30,000	35,000	29,900
Comm Help-Mate	0	28,870	0
Deaf Services	20,000	0	0
Emergency Moving	0	25,000	0
Fair Housing	11,450	60,300	30,000
First Friends	10,800	15,750	0
Hanna Creighton	22,000	24,000	21,900
Hispanic Bilingual	20,000	20,000	19,900
Housing Counseling	18,900	42,915	20,000
John Dixie	16,000	25,000	0
McCormick Learning Ctr	16,520	20,000	16,420
MLK Montessori	23,350	25,190	23,250
Neigh Clean-Up	N/A	12,000	4,000
Pontiac Youth Center	20,000	35,000	20,000
Pre-Employment	10,000	26,500	10,000
Precepts Center	0	45,000	0
Rape Awareness	0	5,000	0
So. Anthony Ctr	0	25,100	0
Teen Pregnancy Prev.	14,630	20,000	17,500
Washington House	35,000	70,000	26,000
SUBTOTAL	\$ 330,150	\$ 696,705	\$ 300,170

Code Enforcement

Neigh Clean-Up	18,500	N/A	N/A
Ent Zone Weeds	15,000	15,000	15,000
Boarding Fund	21,000	25,000	25,000
SUBTOTAL	\$ 54,500	\$ 40,000	\$ 40,000

Administration  
and Planning

	\$ 486,000	\$ 511,000	\$ 511,000
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<u>Contingency</u>	\$ 22,027	\$ N/A	\$ 29,330
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TOTAL	\$3,031,200	\$5,444,805	\$2,995,000
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CITY OF FORT WAYNE  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
1991 ACTIVITIES

**HOUSING:**

Homeownership Opportunities: \$ 0

Working with the Board of Realtors and the State Housing Trust Fund, HANDS will make short-term loans to bring properties into conformance with FHA standards. The low- to moderate-income buyer will then pay back HANDS at the FHA mortgage loan closing. This program will be funded from a prior year allocation.

Moderate Repair: \$ 682,000

Loans of up to \$10,000 for repair of conditions that threaten the health and safety of low- to moderate-income homeowners.

Conservation Rehabilitation: \$ 50,000

Loans to low- and moderate-income homeowners for repairs to all violations of Section 8 Housing Quality Standards. This program has been used to make HUD's Section 312 program more affordable to lower-income households.

Rental Rehabilitation Staff Costs: \$ 55,000

Administration and professional expenses for HUD's Section 17 Rental Rehabilitation program to provide affordable, decent housing for low- and moderate-income renters.

Acquisition: \$ 100,000

HANDS acquires vacant properties and donates them to Lincoln Life Improved Housing or other nonprofit organizations for housing construction and/or rehabilitation. This program will be targeted to the Urban Land Institute study area.

Emergency Repair: \$ 75,000

This new program will provide grants (up to \$5,000) to low- and moderate- income homeowners in the LaRez and Hanna-Creighton neighborhoods for repairing conditions which threaten the health and safety of occupants.



Exterior Paint: \$ 30,000

Low- to moderate-income homeowners are given house paint by HANDS; the homeowner invests "sweat equity" by applying the paint.

Housing Receivership: \$ 0

In cases where a property owner has a long history of non-compliance with safe housing standards, a court will appoint a nonprofit organization as the receiver to make repairs and manage the property until rental income repays the public investment in the property. This program will operate on prior year funds.

Unsafe Building Demolition Fund: \$ 225,000

Funds used for demolition of unsafe, vacant structures.

Project Renew: \$ 125,000

This neighborhood-based housing development organization has a flexible program for area residents to improve their housing and overall neighborhood environment.

Youth Life Skills: \$ 45,000

The YMCA provides education and vocational training to high school drop-outs while rehabilitating homes for low- and moderate-income families.

Community Home Repair: \$ 80,000

Operated by the East Wayne Street Center, this program provides home repairs to low- and moderate-income homeowners.

TOTAL HOUSING PROGRAMS: \$1,467,000

#### **HISTORIC PRESERVATION:**

Historic Facade Grant Program: \$ 0

Matching grant for the cost of restoring historically significant commercial building facades. This program will be funded from prior year allocations.



Historic Rehabilitation Demonstration: \$ 0

Loans to homeowners in historic districts to make facade improvements. This program will be funded from prior year allocations.

TOTAL HISTORIC PRESERVATION PROGRAMS: \$ 0

**PUBLIC FACILITIES:**NSA Capital Improvements: \$ 257,000

Improving curbs, sidewalks, lighting, and/or sewers in central city Neighborhood Strategy Areas.

Neighborhood Commercial Capital Improvements: \$ 125,000

Improving curbs, sidewalks, lighting, and streetscapes in lower-income commercial areas where significant private investment has occurred.

Urban Enterprise Zone Capital Improvements: \$ 50,000

Improving curbs, sidewalks, lighting, and streetscapes in the Urban Enterprise Zone. The CDBG allocation is matched with contributions from zone businesses.

East Wayne Street Center Renovation: \$ 200,000

CDBG funds will be matched with significant private investment to renovate the East Wayne Street Center.

Neighborhood Street Trees: \$ 15,000

The Parks Department, using its own labor, will purchase and plant street trees in lower-income neighborhoods. This program also receives COIT funds from several Councilmanic districts.

TOTAL PUBLIC FACILITIES PROGRAMS: \$ 647,000



**ECONOMIC DEVELOPMENT:**

Bond Guarantee Program: \$ 0

This program allows the city to support emerging businesses and increase the number of businesses who may bid on city contracts by guaranteeing performance bonds on city-let construction contracts.

Revolving Loan Funds: \$ 0

The revolving loan funds that the City has established to encourage and support business investment are currently operating and will continue in 1991. Repayments into the funds have allowed the programs to make new loans without additional allocations.

TOTAL ECONOMIC DEVELOPMENT PROGRAMS: \$ 0

**PUBLIC SERVICES:**

Associated Churches Food Bank: \$ 24,900

Staff and other overhead expenses which leverage hundreds of thousands dollars in private contributions.

Client Advocacy for Drug Abusers  
(Mental Health Association): \$ 36,400

Support, referral, and counseling for drug addicts and their families.

Community Harvest Food Bank: \$ 29,900

Staff and other overhead expenses which leverage millions of dollars in private support.

Fair Housing (Metropolitan  
Human Relations Commission): \$ 30,000

Program to promote equal housing opportunity through educational activities and conflict resolution.

Hanna-Creighton Nutrition Center  
(Allen County Extension Service): \$ 21,900

Training for low-income households in gardening, canning, and the importance of good nutrition.



Hispanic Bilingual Outreach

(Benito Juarez Center): \$ 19,900

Interpretation and other assistance to Hispanic citizens in housing, social service, employment, criminal justice, and similar matters.

Housing Counseling

(Fort Wayne Housing Authority): \$ 20,000

Budget and ownership counseling for low- to moderate-income homeowners to help them physically and financially maintain their homes.

McCormick Place Literacy Center

(Three Rivers Literacy Alliance): \$ 16,420

One-on-one and small group literacy tutoring at Fort Wayne Housing Authority sites from a nationally-recognized organization.

Martin Luther King Montessori: \$ 23,250

Support and assistance for low-income families of children enrolled in the Martin Luther King Montessori schools.

Neighborhood Clean-Up: \$ 4,000

Provide dumpsters and trucks for neighborhood clean-up projects in the NSA's.

Pontiac Street Youth Center: \$ 20,000

Drop-in center providing recreational, social, and educational activities for central city youth.

Pre-Employment Skills (Urban League): \$ 10,000

Training in job-search skills and good work habits for low- and moderate-income people. This program is co-funded by the Urban Enterprise Association.

Teen Pregnancy Prevention (Community Action of Northeast Indiana): \$ 17,500

Pregnancy prevention counseling for low-income teens.



Washington House: \$ 26,000

Drug and alcohol rehabilitation services for low- and moderate-income people.

TOTAL PUBLIC SERVICE PROGRAMS: \$ 300,170

**CODE ENFORCEMENT:**

Enterprise Zone Weed and Debris Removal: \$ 15,000

Removal of weeds and debris from the Urban Enterprise Zone; will be matched with private Urban Enterprise Association funds.

Unsafe Building Boarding Fund: \$ 25,000

Boardings of vacant property to prevent unsafe conditions and minimize deterioration until rehabilitation can occur.

TOTAL CODE ENFORCEMENT PROGRAMS: \$ 54,500

ADMINISTRATION AND PLANNING: \$ 511,000

CONTINGENCY: \$ 29,330

TOTAL 1991 CDBG BUDGET: \$2,995,000



Admn. Appr. \_\_\_\_\_

**DIGEST SHEET**

**TITLE OF RESOLUTION** 1991 Community Development Block Grant

**DEPARTMENT OF REQUESTING RESOLUTION** Community & Economic Development

**SYNOPSIS OR RESOLUTION** The resolution authorizes the Mayor to submit the attached program to the U.S. Department of Housing & Urban Development for approximately \$2,994,500 to assist in funding the City's 1991 Community Development Block Grant program, and authorizes the Mayor to administer the program.

*02-90-11-11*

**EFFECT OF PASSAGE** The CDBG program will be submitted to the Department of Housing & Urban Development on December 1, 1990. Funds will be available on January 1, 1991 for the CDBG program.

**EFFECT OF NON-PASSAGE** Program implementation and/or \$2,000,000 (estimated) 1991 CDBG entitlement will be delayed or jeopardized.

**MONEY INVOLVED (Direct Cost, Expenditures, Savings)** \_\_\_\_\_

Projected 1991 CDBG entitlement grant: \$2,000,000

Projected 1991 reprogramming: 775,000

Projected 1991 program income: 219,500

TOTAL \$2,994,500

**ASSIGNED TO COMMITTEE (J.N.)** \_\_\_\_\_



Hold  
till  
11/27

BILL NO. R-90-11-11

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN  
DONALD J. SCHMIDT, VICE CHAIRMAN  
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) authorizing the submission  
of a Final Statement of Community Development Objectives and  
Projected Use of funds and the required certifications to the  
U.S. Department of Housing and Urban Development as required for  
the City of Fort Wayne to receive its 1991 Community Development  
Block Grant entitlement

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Wendell C. Smith

L. Reese

L. R. Edmonds

J. Bradbury

Charles Long

DATED: 11-27-90

Sandra E. Kennedy  
City Clerk